

**APPROVED 9/17/09**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**ZONING BOARD OF APPEALS**

Meeting of the Zoning Board of Appeals held on Thursday, August 20, 2009 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:30 PM.

**MEMBERS PRESENT:**

Robert F. Hannon, Chairman  
Theresa Ranciato-Viele, Vice Chairman, left at 7:52 PM  
Joseph A. Cappucci  
Robert E. Martin, Alternate, sitting for Donald F. Clark  
Mary Jane Mulligan, Alternate, sitting for Caren M. Genovese

**MEMBERS ABSENT**

Donald F. Clark, Secretary  
Caren M. Genovese  
Cheryl A. Juniewicz, Alternate

**TOWN PERSONNEL:**

Arthur Hausman, Zoning Enforcement Officer

**OTHERS PRESENT:**

Sotonye Otunba-Payne, Public Stenographer  
Sandi Lion, Clerk

**AGENDA:**

Mr. Hannon, Chairman, called the meeting to order at 7:34 PM. He explained to the Commission that Mr. Arthur Hausman, Zoning Enforcement Officer, would be replacing Mr. Alan Fredricksen, Land Use Administrator, for this meeting. Mr. Hannon then introduced the members of the Board, the Town staff, the stenographer and clerk. He explained that under the Connecticut State Statutes for an appeal request to be approved, the applicant needs a minimum of four (4) Board members to concur. Mr. Hannon stated that application #09-04, 66 South Avenue, is postponed to the September 17, 2009 meeting.

1. #09-04      Application of Unlimited Home Services, LLC, Applicant, Kevin J. Lennon, Sr., Owner, relative to 66 South Avenue, (Map 54, Lot 28), per Section 2.1.1.9, requesting a front yard variance of 10' to allow a 40' front yard where 50' is required. R-20 Zoning District.

This application is postponed to the September 17, 2009 meeting.

Mrs. Mulligan read the call for the public hearing.

2. #09-05 Application of Mark A. Gaudio, Applicant, Alphonse J. Gaudio, Owner, relative to 60 North Hill Road, (Map 31, Lot 1), per Section 2.1.1.9, requesting a front yard variance of 14.5' to allow a 35.5' front yard where 50' is required . R-40 Zoning District.

Attorney Michael Casey presented the application for a front yard variance of 14.5' to allow a 35.5' front yard where 50' is required in order to rebuild an existing structure that was destroyed by fire. The property is pre-existing, non-conforming and would have to be built the same way due to a pre-existing covenant. Mr. Mark Gaudio stated that the new structure will be built in the same footprint as the previous structure.

Mr. Hannon asked for public comment.

Public comments:

1. Mr. Charles Valentino, 54 North Hill Road, spoke in favor of the application.

Being no further public comment, the public hearing was closed.

#### **DELIBERATION SESSION:**

2. #09-05 Application of Mark A. Gaudio, Applicant, Alphonse J. Gaudio, Owner, relative to 60 North Hill Road.

Mrs. Ranciato-Viele moved to approve the application; Mr. Martin seconded the motion. The Board voted as follows:

Hannon – aye Ranciato–Viele – aye Cappucci – aye Mulligan - aye Martin – aye

The Board stated the following.

1. A pre-existing covenant is the hardship.
2. The request is reasonable.
3. The most effected neighbor is in favor of the application.

#### **CEASE AND DESIST ORDERS:**

Mr. Arthur Hausman, Zoning Enforcement Officer, discussed recent Cease & Desist Orders.

63 Corey Road, Stanley Sosenky

– Keeping of unregistered vehicles in a residential zone.

A Cease & Desist has been issued and the Town Attorney has become involved.

250 Bayard Avenue, Kevin Costa & Anna Lalanne

-Fence violation – Mr. Costa will be submitting an application for a variance.

500 Quinnipiac Avenue, Alan Hall

-Keeping of commercial motor vehicles in a residential zone.

The commercial vehicles have not been removed so a Cease & Desist Order will be issued.

Mr. Hausman then discussed draft fence violation letters with the Commission.

**CORRESPONDENCE:** None

**MINUTES:**

July 16, 2009

Mr. Cappucci moved to approve the minutes of July 16, 2009; Mr. Martin seconded the motion; the Board members voted as follows:

Hannon – aye Cappucci -aye Martin – aye Mulligan - aye

**OTHER:** None

**PUBLIC COMMENT SESSION:** There was no public comment.

**ADJOURN:**

There being no further business, Mr. Cappucci moved to adjourn; Mr. Martin seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 7:55 PM.